

## **FACTSHEET**

**TITLE:** CHANGE OF ZONE NO. 05012, WOOD BRIDGE PLANNED UNIT DEVELOPMENT, requested by Brian D. Carstens and Associates on behalf of the Christian Church in Nebraska, for a Planned Unit Development District designation on property generally located at Pine Lake Road and Helen Witt Drive; and for approval of a development plan which proposes a waiver of the required preliminary plat process and to allow lots without frontage onto a public street or private roadway, to develop a church, approximately 12,000 square feet of office/medical office floor area, and approximately 58,200 square feet of mini-storage floor area, on the underlying R-4 zoning.

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 03/16/05  
Administrative Action: 03/16/05

**RECOMMENDATION:** Conditional Approval, with amendments (8-1: Sunderman, Krieser, Taylor, Larson, Carroll, Marvin, Carlson and Bills-Strand voting 'yes'; Pearson voting 'no').

**STAFF RECOMMENDATION:** Conditional approval

### **FINDINGS OF FACT:**

1. This proposed Planned Unit Development consists of a church, 12,000 sq. ft. of office/medical office space and 58,200 sq. ft. of self-storage space. The applicant is requesting a waiver of the preliminary plat process and to allow lots without frontage and access to a public street.
2. The staff recommendation of conditional approval, including approval of the waiver requests, is based upon the "Analysis" as set forth on p.5-6, concluding that the proposal conforms to the Comprehensive Plan and the approved development plans for the property, provided a phasing limitation is used to ensure that construction of the church is commenced prior to construction of the commercial uses. The conditions of approval are found on p.6-8.
3. The applicant's testimony is found on p.9, wherein the applicant proposed to add conditions of approval #1.2.11 and #1.2.12 in response to concerns raised by Lincoln Housing Authority which owns the multi-family project directly west of this proposal. The letter from Lincoln Housing Authority is found on p.24-26, and the testimony by Tom Huston on behalf of Lincoln Housing Authority and Wood Bridge Limited Partnership is found on p.9. The proposed additional conditions of approval and the associated documentation submitted by the applicant are found on p.18-23.
4. There was no testimony in opposition.
5. On March 16, 2005, the majority of the Planning Commission agreed with the staff recommendation and voted 8-1 to recommend conditional approval, with the amendments proposed by the applicant (Pearson dissenting).
6. The Site Specific conditions of approval required to be completed prior to scheduling this application on the City Council agenda have been satisfied.

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** May 17, 2005

**REVIEWED BY:** \_\_\_\_\_

**DATE:** May 17, 2005

**REFERENCE NUMBER:** FS\CC\2005\CZ.05012 PUD

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for March 16, 2005 PLANNING COMMISSION MEETING

**\*\*As Revised and Recommended for Conditional Approval  
by Planning Commission  
March 16, 2005\*\***

**P.A.S.:** Change of Zone #05012

**PROPOSAL:** From R-4 Residential to R-4 Residential PUD.

**LOCATION:** Pine Lake Road and Helen Witt Drive

**LAND AREA:** 8.77 acres, more or less.

**WAIVERS:**

1. Preliminary Plat process.
2. Allow lots without frontage and access to a public street.

**CONCLUSION:** This proposal conforms to the Comprehensive Plan and the approved development plans for this property, provided a phasing limitation is used to ensure construction of the church has commenced prior to construction of the commercial uses.

<b>RECOMMENDATION:</b>	Conditional Approval
Waivers:	
1. Preliminary Plat process.	Approval
2. Allow lots without frontage and access to a public street.	Approval

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:**

Outlot B, South Ridge Crossing Original Addition, and a portion of Outlot A, Wood Bridge Addition, located in the NE 1/4 of Section 24 T9N R6E, Lancaster County, Nebraska. See attached for metes and bounds description.

**EXISTING LAND USE AND ZONING:** Vacant R-4 Residential

**SURROUNDING LAND USE AND ZONING:**

North:	Vacant	R-1 Residential
South:	Vacant	R-4 Residential
East:	Commercial	B-2 Planned Neighborhood Business
West:	Multiple-family	R-4 Residential

**HISTORY:**

- Jun 2004 Change of Zone #04038 requested changing the zoning on this property to O-3 Office Park. Applicant withdrew their request prior to the Planning Commission hearing.
- Feb 1997 Administrative Amendment #97007 to Special Permit #1570 approved a revised layout and revised detention cell grading for the multiple-family area immediately west of this property.
- Jan 1997 Administrative Amendment #97003 to Special Permit #1570 approved a revised layout for the multiple-family area immediately west of this property.
- Dec 1996 Administrative Final Plat #96065 South Ridge Crossing Original Addition approved 6 lots and 2 outlots.
- Dec 1996 Final Plat #96033 Wood Bridge Original Addition approved 38 lots and 3 outlots.
- Sep 1996 Administrative Amendment #96036 to Special Permit #1570 approved a revised layout for the multiple-family area immediately west of this property.
- Nov 1995 Special Permit #1570 South Ridge CUP approved 418 dwelling units on 31 acres. The area within this request was shown with 144 dwelling units in 4 apartment buildings.
- Nov 1995 Change of Zone #2918 approved changing the zoning on this property from R-3 Residential to R-4 Residential.
- Nov 1995 Preliminary Plat #95011 The Ridge First Addition approved 589 dwelling units on 209 lots, and 6 outlots.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The Land Use Plan shows this area as Urban Residential. (F 25) The intersection of 27<sup>th</sup> Street and Pine Lake Road is designated as a Regional Commerce Center, and a Pedestrian Activity Center. (F 41, 91)

**Urban Residential:** Multi-family and single-family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre. (F 27)

Construction and renovation within the existing urban area should be compatible with the character of the surrounding neighborhood. (F 18)

Strip commercial development along transportation corridors is discouraged. (F 19)

**Guiding Principles For All Commerce Centers** include:

Commerce centers should generally contain a mix of land uses, including residential uses. Higher density residential uses should be included in and/or adjacent to all commercial centers. (F 41)

Strip commercial development is discouraged. Commerce Centers should not develop in a linear strip along a roadway nor be completely auto oriented. (F 41)

New or established commercial uses should not encroach upon, or expand into, existing neighborhoods. (F 41)

Physical linkages (i.e., sidewalks, trails, roads) should be utilized to directly connect Commerce Centers with adjacent development, although undesirable traffic impacts on adjacent residential areas should be avoided or minimized. (F 41)

Many Regional Centers are large scale retailing centers that include a mall with several department store anchors and numerous small shops, as well as adjacent commercial development with stand-alone restaurants and stores, such as Westfield Shoppingtown Gateway or SouthPointe Pavilions. (F 43)

Expansion of existing commercial and industrial uses should not encroach on existing neighborhoods and must be screened from residential areas. (F 49)

Encourage a mix of compatible land uses in neighborhoods, but similar uses on the same block face. Similar housing types face each other: single family faces single family, change to different use at rear of lot. Commercial parking lots should not intrude into residential areas where residential uses predominate a block face. More intense commercial uses (gas stations, big box stores, car wash, fast food, etc.) may not be compatible due to impact on nearby housing. Expansion in existing centers should not encroach, or expand to encroach, on existing neighborhoods, and commercial areas must be screened from residential areas. (F 69).

The diversity of land uses, including commercial and congregate living facilities are important to the diversity of any area, provided they fit within the character of the block and neighborhood. (F 71).

Pedestrians are found throughout the community. Their needs can vary by where they are located:

**Activity Corridors and Centers** - These areas tend to be located along arterials, particularly where two major arterials might intersect. These locations often have strip commercial or “L” shaped neighborhood shopping centers. Directness and safety for pedestrians going to, from, and within these corridors and centers should be stressed.

**Schools** - While it might not be critical for the route to school to be picturesque and visually captivating, a safe and secure environment must be provided for students going to and coming from schools. Sidewalks should be direct and continuous with safe street crossings. (F 91)

**UTILITIES:** Utilities are generally available, though not abutting all lots. Adequate fire protection has not been provided to all lots.

**TOPOGRAPHY:** Generally slopes from east to west with approximately 20 feet of fall. A detention cell is located in the northwest corner. The properties to the east and south are located on the high side of moderate grade changes.

**TRAFFIC ANALYSIS:** The Comprehensive Plan identifies Pine Lake Road as a Minor Arterial, while Helen Witt Drive is a Local Street, both now and in the future. (E 49, F 103) Access to Pine Lake Road from the two outlots included in this proposal was relinquished when they were final platted. Helen Witt Drive will provide access to any future user of this property; two access points to Helen Witt Drive are shown. Helen Witt Drive was designed and built as a residential street rather than a commercial street. The paving in this street is 27' wide, rather than the commercial design standard of 33' or 39'.

**Minor Arterials:** This functional class serves trips of moderate length and offers a lower level of mobility than principal arterials. This class interconnects with, and augments principal arterials, distributes traffic to smaller areas, and contains streets that place some emphasis on land access. These are characterized by moderate to heavy traffic volumes. (F 103)

**Local Streets:** These are composed of all lower order facilities that essentially serve as a conduit between abutting properties and higher order streets. Local streets provide the lowest level of mobility and generally exhibit the lowest traffic volumes. (F 105)

**ENVIRONMENTAL CONCERNS:** The land uses in this general area have intensified significantly compared to uses contemplated with the original project. The existing storm sewer does not have capacity to convey the flows indicated. The landscaping is shown installed on an excessive slope. The Health Department is concerned about the proximity of the warehouses and potential storage of dangerous material to the residential zoning to the south.

**ALTERNATIVE USES:** This property could be sold for improvement with the 144 multiple-family dwelling units already approved, or the CUP could be amended with townhouses. Alternatively, any use allowed in the R-4 district could go here, such as a childcare facility, health care facility, elderly or retirement housing, domiciliary care facility, or adult care center.

**ANALYSIS:**

1. This is a request for an R-4 Residential PUD for a church, office/medical office buildings, and mini-warehouse storage. Although there are no residential uses proposed, recent changes to the PUD ordinance allow these uses in a residential zoning district.
2. Although the proposal includes additional commercial area, it is located along the east property line, and is separated from existing residences to the west by the proposed church.
3. Applicant's proposal includes a height limit matching what is allowed under the R-4 zoning district (35 feet), and has included several limitations on building design, including roof pitches equal to or greater than 4/12, nonreflective siding material, nonreflective roof material, and no air conditioners located on roofs. In addition, the buildings on the perimeter are single-loaded so the overhead doors and loading activities are screened from public view.
4. Planning Staff has generally been opposed to the use of this property for other than a church or residences. However, we realize the rear of the adjacent commercial center is not especially conducive to the development of residential uses, and that this proposal presents an opportunity for the church and offices to share parking. In addition, Applicant has addressed concerns about not adding traffic in this area with calculations that show the peak hour and daily trips generated by this proposal will be less than the 144 apartments.

With this application and the recent PUD changes, Staff has agreed to this project provided no commercial buildings be constructed until such time as the church has commenced construction. Staff supports this limitation as a method of ensuring the church parcel gets developed as proposed, rather than having the property owner seek to replace the church with additional commercial uses in the future.

5. This property is included in an existing CUP. The CUP must be amended administratively to remove this area, as a CUP cannot include non-residential uses.
6. Lot 4 does not have abutting sanitary sewer or water, and must be revised to show them.
7. The Water Department does not allow single connections to 24" water mains, as shown supplying Lots 2 and 3. This supply must be extended west to the main in Helen Witt Drive.
8. Lot 4 does not appear to have adequate fire protection. Additional hydrants must be provided as required by the Fire Department.

9. The existing 18" storm sewer in the southwest corner of the plat does not have sufficient capacity to convey the flows shown. This is due to an increase in the contributing area and a more intense land use in the contributing area.
10. The land uses for this site have intensified significantly in regards to impervious surface area compared to the uses that were assumed when the original grading/drainage/detention was designed for this area. Further analysis is required.
11. The landscaping shown along Pine Lake Road north of Lots 2 and 3 is shown planted on a 3:1 slope, and must be revised and shown at the same elevation as the parking lot.
12. Although the storage units are not located in an industrial district, the Health Department is still concerned that dangerous materials may be stored there within 300' of a residential district. Applicant addresses this concern by prohibiting the storage of certain materials. The Health Department is generally satisfied with this prohibition.
13. The required parking lot and PUD screening is insufficient and must be increased.
14. The requested waivers of the preliminary plat process and the requirement that lots have frontage and access to a public street are acceptable to staff.

### **CONDITIONS:**

#### Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:
  - 1.1 Submit additional analysis to demonstrate whether the existing detention is adequate for the proposed uses.
  - 1.2 Revise the site plan to:
    - 1.2.1 Show Lot 4 with abutting sanitary sewer and water.
    - 1.2.2 Remove the single connection to the 24" water main and extend it to the water main in Helen Witt Drive.
    - 1.2.3 Provide additional fire protection for Lot 4 to the satisfaction of the Fire Department.
    - 1.2.4 Revise the grading and drainage plan to compensate for the lack of capacity in the existing 18" storm sewer in the southwest corner of the plat to the satisfaction of the Public Works Department.
    - 1.2.5 Revise the grading plan to show landscaping installed along Pine Lake Road north of Lots 2 and 3 at the same elevation as the parking lot.

- 1.2.6 Provide additional parking lot screening to meet design standards or add a note stating required parking lot screening will be provided at the time of building permits.
- 1.2.7 Provide additional PUD perimeter screening to meet design standards or add a note stating required PUD perimeter screening will be provided at the time of building permits.
- 1.2.8 Add easements required by LES.
- 1.2.9 Revise note 18 to add a prohibition on the storage of any other materials requiring a permit under LMC §19.03.100.
- ~~1.2.10 Add a note stating building permits for Lots 2, 3, and 4 will not be issued until such time as construction of the church on Lot 1 has commenced. (\*\*Per Planning Commission at the request of the applicant, 03/16/05\*\*)~~
- 1.2.11 Add a note stating "prior to any land disturbance or grading, the owner/developer shall install the required erosion control measures as shown on the approved NPDES Permit". (\*\*Per Planning Commission, at the request of the applicant, 03/16/05\*\*)
- 1.2.12 Add a note stating "the church shall seed the Phase II building and parking areas during the construction of Phase I building and parking areas". (\*\*Per Planning Commission, at the request of the applicant, 03/16/05\*\*)

- 2. This approval permits a church, 12,000 square feet of office/medical office space, and 58,200 square feet of self-storage space, with waivers to the preliminary plat process and allowing lots without frontage and access to a public street. Building permits for commercial uses on Lots 2, 3, and 4 shall not be issued until construction of the church on Lot 1 has commenced.

General:

- 3. Before receiving building permits:
  - 3.1 The permittee shall have submitted a revised final plan and 8 copies showing the required revisions and the plans are acceptable.
  - 3.2 The construction plans shall comply with the approved plans.
  - 3.3 Final Plats shall be approved by the City.
  - 3.4 An amendment to the CUP removing this property shall be approved.

STANDARD CONDITIONS:

- 4. The following conditions are applicable to all requests:

- 4.1 Before occupying the buildings all development and construction shall have been completed in compliance with the approved plans.
  - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established alternative approved by the City Attorney.
  - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
  - 4.4 This ordinance's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
  - 4.5 The City Clerk shall file a copy of the ordinance approving the permit and the letter of acceptance with the Register of Deeds. The Permittee shall pay the recording fee in advance.
5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Greg Czaplewski  
441-7620, gczaplewski@lincoln.ne.gov

**Date:** March 2, 2005

**Applicant  
and  
Owner:** Christian Church in Nebraska  
1268 South 20<sup>th</sup> Street  
Lincoln, NE 68502  
476.0359

**Contact:** Brian Carstens and Associates  
Brian Carstens  
601 Old Cheney Road, Suite C  
Lincoln, NE 68512  
434.2424



# CHANGE OF ZONE NO. 05012, WOOD BRIDGE PLANNED UNIT DEVELOPMENT

## PUBLIC HEARING BEFORE PLANNING COMMISSION:

March 16, 2005

Members present: Sunderman, Taylor, Marvin, Carlson, Pearson, Carroll, Krieser, Larson and Bills-Strand.

Staff recommendation: Conditional approval.

### Proponents

1. **Brian Carstens** appeared on behalf of **SouthPointe Christian Church and Big Red Storage, LLC**, for this Planned Unit Development on the southeast corner of Helen Witt Drive and Pine Lake Road, immediately to the west of the existing Super Saver and some retail strip shops. This proposed PUD is a mixed use of a church, two 6,000 sq. ft. office buildings and mini-storage units on the southeast corner of the property. The developers have worked with the staff on this proposal for quite some time.

Carstens advised that Big Red Storage, LLC, will buy the eastern half of the property from the church and the church will use those funds to construct the church in 2005-06.

Carstens submitted a proposed amendment to delete Condition #1.2.10, which requires supplemental information on how the church is going to proceed and move forward with construction. Carstens believes that the staff supports deleting this condition.

Carstens proposed to add Conditions #1.2.11 and #1.2.12, in response to their discussions with the Housing Authority next door to the west. These conditions relate to erosion control and seeding of the future phase II areas of the church.

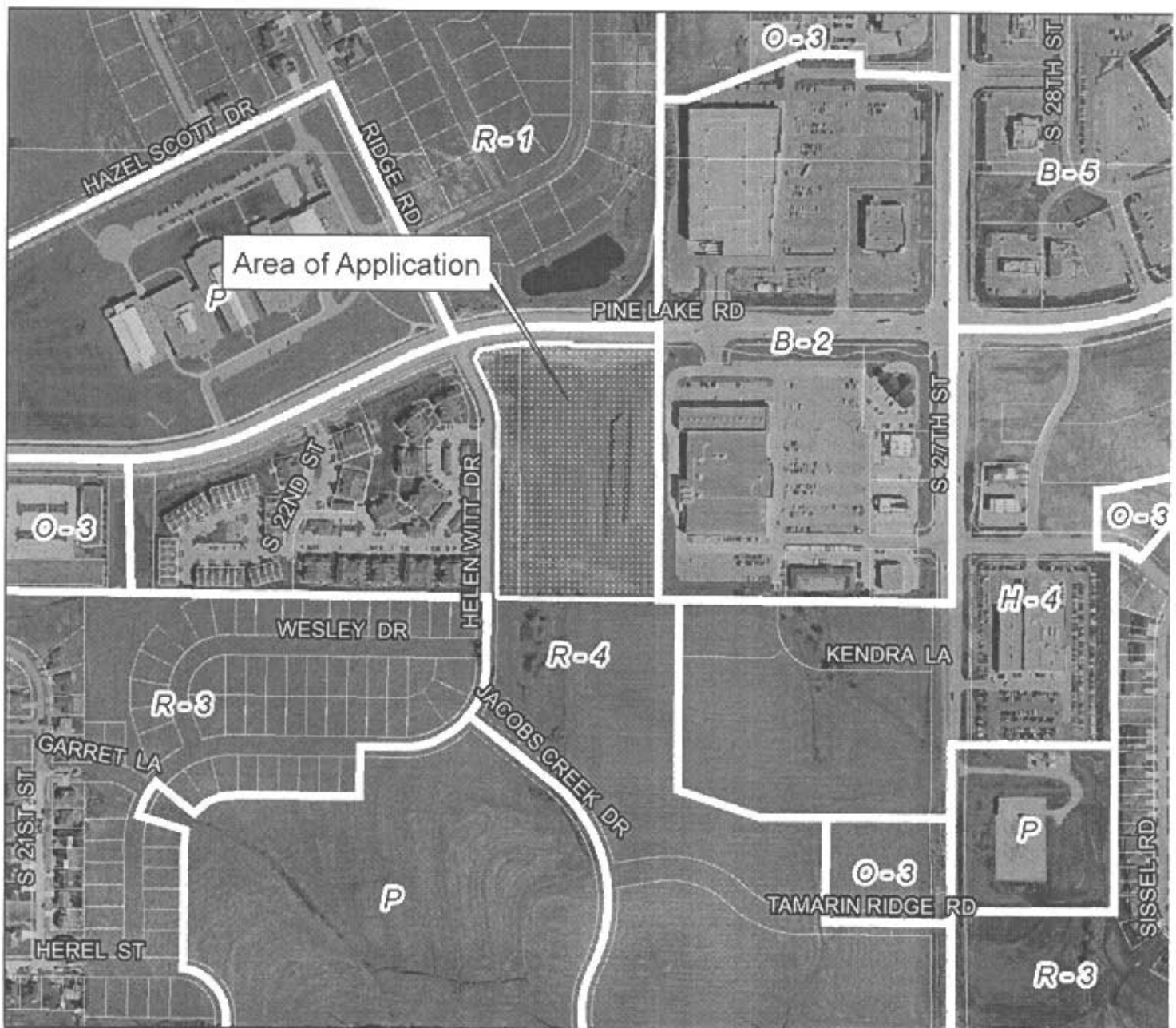
2. **Tom Huston**, 233 S. 13<sup>th</sup> Street, appeared on behalf of **Lincoln Housing Authority**, and **Wood Bridge Limited Partnership**, which collectively own the 130 unit multi-family project directly west of the subject site. There is a letter in the record from Larry Potratz on behalf of the Housing Authority. The Lincoln Housing Authority manages the Wood Bridge Apartment project. This property was originally owned by the Housing Authority and it was always contemplated to be a multi-family project of some type, but over the last several months the Housing Authority has worked with these developers and the Housing Authority is not in opposition. The three issues which they have worked out with the developer deal with capacity of the existing drainage structure. The Housing Authority supports Condition #1.1 contained in the staff report in which Public Works requested additional information on the existing carrying capacity and looking at strengthening the on-site detention. The Housing Authority also supports the additional Condition #1.2.11, which deals with the soil erosion and sediment control. That had been an ongoing problem. They are trying to protect the detention cell from further sedimentation. The Housing Authority is also in support of the additional Condition #1.2.12, which deals with additional seeding obligations for the phase II area of the church.

There was no testimony in opposition.

**ACTION BY PLANNING COMMISSION:**

March 16, 2005

Larson moved to approve the staff recommendation of conditional approval, with the amendments requested by the applicant, seconded by Carroll and carried 8-1: Sunderman, Krieser, Taylor, Larson, Carroll, Marvin, Carlson and Bills-Strand voting 'yes'; Pearson voting 'no'. This is a recommendation to the City Council.



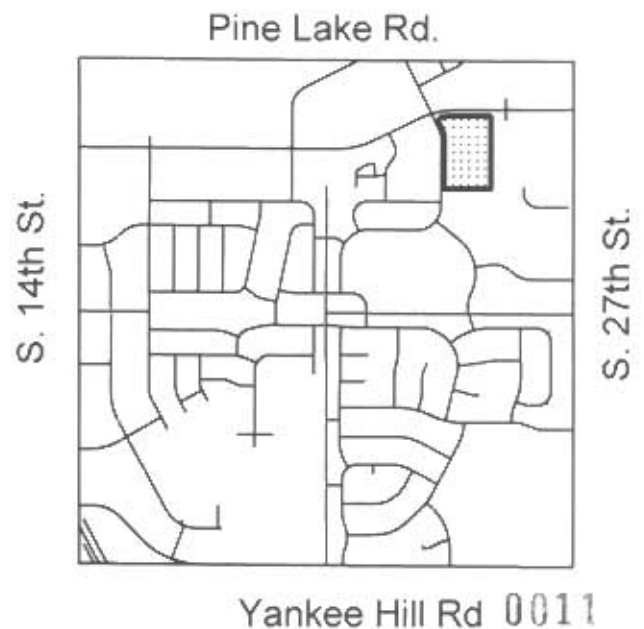
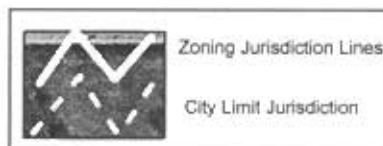
## Change of Zone #05012 Wood Bridge PUD Pine Lake Rd & Helen Witt Dr.

2002 aerial

### Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
Sec. 24 T9N R6E



# WOOD BRIDGE P.U.D.

## LEGAL DESCRIPTION

Outlot B, South Ridge Crossing Original Addition, and that part of Outlot A, Wood Bridge Original Addition, located in the Northeast Quarter of Section 24, Township 9 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said Outlot B, South Ridge Crossing Original Addition;

THENCE Westerly on the South line of said Outlot B, South Ridge Crossing Original Addition and the South Line of Outlot A, Wood Bridge Original Addition, on an assigned bearing of N 89°37'38"W a distance of 492.88', to the Southwest corner of said Outlot A, Wood Bridge Original Addition, said point being on the Easterly 30' Right of Way line of Helen Witt Drive;

THENCE on said Easterly Right of Way line and the West line of said Outlot A, Wood Bridge Original Addition, for the next three (3) courses, Northerly, N 0°02'53"W 518.66', to a Point of Curvature of a circular curve to the left, having a radius of 230.00' and a central angle of 26°32'16";

THENCE Northerly on the chord of said curve, N 13°19'02"W 105.58', to the Point of Tangency; THENCE Northwesterly on said tangent, N 26°35'10"W 103.31';

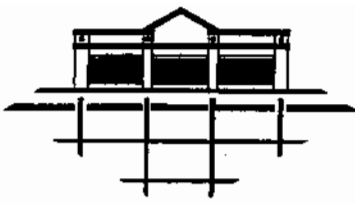
THENCE Northeasterly, N 25°09'04"E 30.96', to a point on the Southerly 50' Right of Way line of Pine Lake Road, said point being on a circular curve to the right, having a radius of 950.00' and a central angle of 12°20'26"; THENCE Easterly on the Chord of said curve and said Southerly 50' Right of Way line, N 83°48'12"E 204.22', to the Point of Tangency;

THENCE Easterly on said Tangent and continuing on said Southerly 50' Right of Way line, N 89°57'36"E 82.31'; THENCE Southerly, S 0°02'24"E 7.00', to a point on the Southerly 57' Right of Way line of said Pine Lake Road; THENCE Easterly on said Southerly 57' Right of Way line, N 89°57'36"E 264.64', to the Northeast corner of said Outlot B, South Ridge Crossing Original Addition;

THENCE Southerly on the East line of said Outlot B, S 0°03'16"E 760.31', to the Point of Beginning, said tract containing an area of 8.77 acres, more or less.

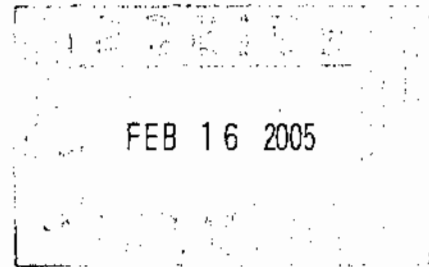






**BRIAN D. CARSTENS AND ASSOCIATES**  
**LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN**  
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

February 16, 2005



Mr. Marvin Krout  
Director of Planning  
City of Lincoln/ Lancaster County  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508

RE: WOOD BRIDGE P.U.D. - PINE LAKE ROAD AND HELEN WITT DRIVE

Dear Marvin,

On behalf of SouthPointe Christian Church, we submit the following Planned Unit Development for your review.

The Wood Bridge P.U.D. is located at the southeast corner of Pine Lake Road and Helen Witt Drive. The site is currently zoned R-4 and approved for 144 multi-family units.

Recently the SouthPointe Christian Church acquired the property. However, to move forward with construction of a building the church has decided to create a P.U.D. and sell off the eastern portion of the land for other uses and use the proceeds to construct their church building.

We are proposing a Church with associated parking, two- 6,000 square foot office/ medical office buildings and 58,200 square feet of mini-storage units.

Due to the location, immediately behind the existing Super Saver grocery store to the east and the Sid Dillon Auto Dealership to the southeast, and the topography of the site, the proposed uses are an appropriate mix for the area.

We have shown larger setbacks along the southern property line, and the proposed grading plan shows the buildings approximately 16 to 20 feet lower than the grade for the future apartment buildings to the south.

Additionally, extensive landscape plantings/ screening are shown to be planted along the southern property line.

Page 2.

I had Mark Lutjeharms from the Schemmer Associates prepare a comparison of the trip generation between the approved 144 multi-family units and proposed development.

The approved multi-family project has more A.M. peak hour, P.M. peak hour, and Daily trips than the proposed development. The bottom line is, this proposed P.U.D. will have less of an impact on the arterial street systems than the previously approved apartment complex.

We have also included excerpts from the 'R-T' zoning district, as far as building materials and roof pitches. This will also help integrate the project into the existing surroundings.

Also, after meeting with Ray Hill last week, he had expressed that as part of the phasing of the project, that no commercial buildings be constructed until the church had commenced construction. I explained this request to the developer of the office buildings and the church, and this was found to be unacceptable. The developer of the commercial area needs to close with the church in order for the church to have the money required to build a church. The developer of the commercial area can not wait until the church goes through the development of architectural plans, bidding and building permit review before they start.

Please feel free to contact me if you have any further questions.

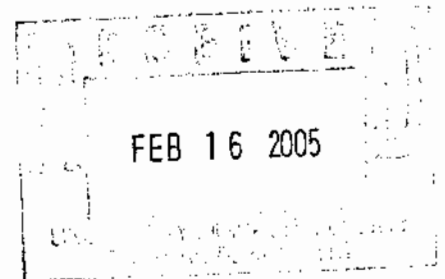
Sincerely,



Brian D. Carstens

cc. Craig Walls, SouthPointe Christian Church  
Kent Thompson, Thompson Realty Group

Enclosures: 24 Copies of sheet 1 through 4 of 4  
8 copies of sheets 2 through 4 of 4  
Application for a P.U.D. & Fees  
Certificate of Ownership  
8-1/2" x 11" reductions of the plans  
Memorandum from Schemmer Associates.



0016



# MEMORANDUM

**DATE:** February 14, 2005

**TO:** Brian Carstens  
Brian D. Carstens & Associates

**FROM:** Mark Lutjeharms, P.E., PTOE *ML*

**SUBJECT:** Pine Lake Road/Helen Witt Drive  
Comparison of Trip Generation

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Per your request, I am summarizing the differences in generated vehicle trips between two PUD scenarios near the intersection of Pine Lake Road/Helen Witt Drive in Lincoln, Nebraska.

The following table summarizes the land use assumptions and resulting number of trips estimated to be generated under each of the two PUD scenarios. The table further summarizes the differences in generated trips between the two scenarios.

## Land Use Assumptions and Trip Generation Comparison

Land Use	Quantity/ Unit	A.M. Peak		P.M. Peak		Daily	
		Trip Rate	No. of Trips	Trip Rate	No. of Trips	Trip Rate	No. of Trips
Scenario I (CUP)							
Multi-family (Apartments; Land Use 220)	144 units	0.51	73	0.62	89	6.72	968
Scenario II (PUD)							
Church (Land Use 560)	30,000 SF	0.72	22	0.66	20	9.11	273
Medical-office (Land Use 720)	12,000 SF	2.48	30	3.72	45	36.13	434
Mini-storage (Land Use 151)	58,200 SF	0.15	9	0.26	15	2.50	146
Subtotal Scenario II			61		80		853
Difference (Scenario II v. Scenario I)			-12		-9		-115

Source: Institute of Transportation Engineers, *Trip Generation* 7<sup>th</sup> Edition

# **MOTIONS TO AMEND**

## **CHANGE OF ZONE #05012 WOOD BRIDGE P.U.D.**

~~1.2.10 Add a note stating building permits for Lots 2, 3, and 4 will not be issued until such time as construction of the church on Lot 1 has commenced.~~

1.2.11 Add a note stating 'prior to any land disturbance or grading, the owner/developer shall install the required erosion control measures as shown on the approved NPDES Permit'.

1.2.12 Add a note stating 'the church shall seed the Phase II building and parking areas during the construction of Phase I building and parking areas'.

# SouthPointe

CHRISTIAN CHURCH (D.O.C.)

*a new church for a new day*



February 28, 2005

To Whom It May Concern:

On Sunday, February 6, 2005 SouthPointe Christian Church voted unanimously to enter into a relationship with the Vision Builders Construction Ministry, a ministry of our denomination, The Christian Church (Disciples of Christ), to build our first building. Using a model similar to Habitat for Humanity, the Vision Builders Construction Crew will take residence here in Lincoln for the 2005-2006 Vision Build. They will facilitate church groups from around the country coming here to Lincoln to help build our first building (phase one). You can find out more information about Vision Builders by visiting their website at: [www.discipleshomemissions.org](http://www.discipleshomemissions.org).

On Sunday, February 27<sup>th</sup> SouthPointe Christian Church met with the Vision Builders team at Bethany Christian Church and began working on architectural plans, as well as an overall site plan. At that time we also formally signed all of the covenant agreements with Vision Builders and put down a five thousand dollar deposit as earnest money for this project.

Assuming all goes as planned, and all the proper permits are obtained, Vision Builders hopes to pour our foundation by the end of 2005. Formal construction of the building will then commence in the spring of 2006. Our church hopes to move into our first building by early fall of 2006.

The Vision Builders Ministry has been well received in other communities and we don't expect there to be any problems here in Lincoln. All of the trades work is hired out and we are convinced that the process will run smoothly here in Lincoln. We have already made initial contact with the permits office and we don't expect there to be any problems in this area.

The only issue that could delay our building at this point is money. We continue to seek the re-zoning of half of our property. If our property is re-zoned in a timely manner, and if the sale of half of our land is consummated this spring (as we hope it will be), then we will have the funds necessary to proceed with our building plans. The proceeds from the sale of this land will directly fund our building, as well as contribute a sizeable contribution (\$50,000) to the next Vision Builder's Build in 2007 for a less privileged minority congregation. At this point, only further delay in the re-zoning process will prohibit us from moving forward with our building plans. We are ready to go and hope that we will be able to break ground this year!

Sincerely,



Rev. Craig M. Walls



SOUTHPOINTE CHRISTIAN CHURCH  
CHRISTIAN CHURCH (DISCIPLES OF CHRIST) IN NEBRASKA

PH 402-478-0589  
1208 S 20TH STREET  
LINCOLN, NE 68502-1812

0986

43-7190/3048  
BRANCH 1

2-24-05

DATE

PAY TO THE  
ORDER OF

Union Hills

\$ 500.00

Five thousand dollars

DOLLARS



Lincoln  
Federal  
Savings Bank

SAVINGS BANK

FOR Deposit Bill 1/2005

Longville

⑆301971990⑆ 015029500013⑈ 0985

**RECEIVED**

# South Omaha Chamber of Commerce, Nebraska

...and the relationship with a good 9 people

and have met the needs of a wide range of customers. We have a long history of providing a high level of personal, Savid, and kind service to our customers. We are proud to be a part of the team that has made us a leading provider of personal, Savid, and kind service to our customers.

We affirm, "considering the vision, principles and mission of the United Methodist Church of SouthPointe Christian Church of Lincoln, Nebraska, which states as part of our vision statement, 'We are called to engage in giving for SouthPointe Christian Church of Lincoln, Nebraska'."

Journal of the American Academy of Child and Adolescent Psychiatry 1995; 34(10):1224

Furthermore, Saint John's Church seems to create a circle of influence that heals hurts, fills voids, meets needs, and touches lives.

We affirm live and breathe out to God and make ourselves all persons by celebrating together to construct a new place for worship & prayer in our communities. **UNITED METHODIST CHURCH OF LOS ANGELES**

We covered it in our research. It's important to get more information and plan accordingly. **James Wilson Builders**, Construction partner

*(Signature)*

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February 23, 2005

To Whom It May Concern:

RE: SouthPointe Christian Church, Lincoln, Nebraska

I write to affirm the association of our organization with SouthPointe Christian Church and our clear path toward planning for a building on the church property located at Pine Lake Road west of 27<sup>th</sup> Street.

Church Extension is a unit of the denominational office that counsels congregations regarding building issues. In addition, we are a lender for building projects and anticipate serving in that capacity in this case. As a consultant representative of the Church Extension, I meet with the leaders of the congregation frequently, most recently on November 21, 2004, as we seek to utilize the property and understand financial implications. Even more recently, this month, the congregation entered into agreement with Vision Builders Construction, the new church construction arm of the Christian Church (Disciples of Christ), to plan and build the facility.

In summary, most of the pieces that the congregation has the ability to control are in place to give SouthPointe Christian Church a new church facility on Pine Lake Road. This includes the initial building planning surrounding the process, initial financing commitments and a distinct and definite plan as to the actual construction process.

If there are questions, please do not hesitate to contact me at 1-800-274-1883 or by e-mail at [rhazen@churchextension.org](mailto:rhazen@churchextension.org).

Sincerely,

A handwritten signature in cursive script that reads "Ryan D. Hazen".

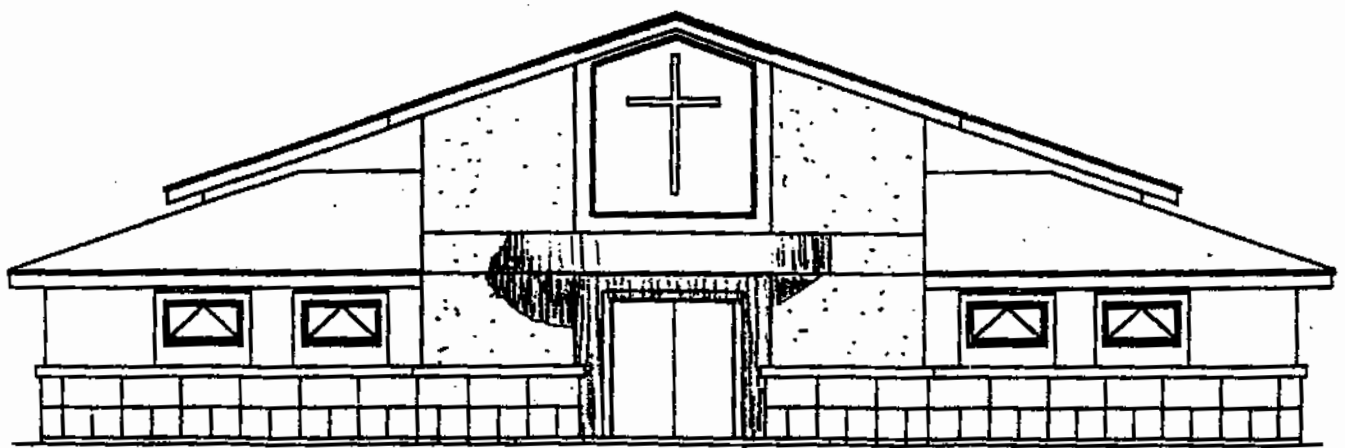
Ryan D. Hazen  
Congregational Services Consultant

bgm

cc: Craig Walls, Minister

0022





0023

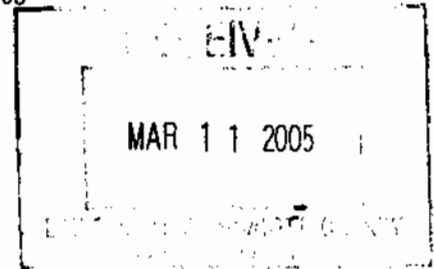
**Commissioners:**  
Jan Gauger, Chair  
William D. Blue, Vice Chair  
Kent C. Thompson  
Orville Jones, III  
Annette Durham

# Lincoln Housing Authority

**Executive Director**  
Larry G. Potratz

P.O. Box 5327 • 5700 R Street • Lincoln, NE 68505

March 9, 2005



Mr. Rick Krueger  
Krueger Development Company  
8200 Cody Drive, Suite E  
Lincoln, Nebraska 68512-9550

Re: Wood Bridge Planned Unit Development

Dear Mr. Krueger:

On behalf of Lincoln Civic Housing, Inc., the General Partner of Wood Bridge Limited Partner, thank you for giving us the opportunity to review and comment on your development plans for the parcel of land legally described as Outlot B, South Ridge Crossing Original Addition and a portion of Outlot A, Wood Bridge Addition. We have several concerns, which we hope can be resolved before the March 16th Planning Commission meeting. Our concerns are as follows:

1.) All of the storm water from your site will be draining into the detention cell which lies west of Wood Bridge via either the storm sewer which runs west under the Wood Bridge parking lot or through the drainage ditch which runs along the south side of Pine Lake Road and then into the detention cell. We are concerned that these facilities may not have been designed to carry the additional run-off generated by your development plans. They were designed with the belief that the land would be used for multi-family residential use with large areas of green space as opposed to the proposed site plan, which is all paving or rooftops with very little green space. We understand that the city's public works department will be asking for additional engineering analysis regarding the storm water run-off from your project site to ours.

As you may be aware, the Lincoln Housing Authority and Wood Bridge Limited Partnership have already incurred considerable expense repairing and preventing additional erosion of the open drainage ditch in recent years. We are concerned that your project will increase the erosion. To alleviate our concerns, we are proposing that South Pointe Christian Church and Lincoln Storage, L.L.C enter into a cost-sharing agreement regarding future repairs to the ditch should they be needed, based on the amount of acreage drained into the ditch. The existing detention



cell agreement ("South Ridge Common Drainage Covenants and Easements") could be amended to include this provision.

2.) The Board would like to obtain reassurances that proper soil erosion control and sediment retention measures will be used throughout construction and that the land owned by SouthPointe Christian Church will be seeded as soon as grading is complete, if not built upon immediately. We recognize that the City of Lincoln requires developers to install these measures, but our past experiences with your development activities has found that these requirements were not followed.

As you are aware, Wood Bridge was flooded with mud in both June of 2003 and May of 2004 because proper soil erosion measures were not immediately installed during grading and utility construction in Tamarin Ridge, prior to heavy rains. The Lincoln Housing Authority and Wood Bridge Limited Partnership incurred a total expense of \$1,908.70 in clearing the mud from our property, in addition to the clean-up measures you undertook.

In the winter of 1999-2000, the Housing Authority and Wood Bridge Limited Partnership were forced to dredge the South Ridge detention cell at a cost of approximately \$26,000 because it prematurely filled up with silt from construction activities on property Kreuger Development Company owned at the southeast corner of the Pine Lake Road and South 27<sup>th</sup> Street.

Last year, the Housing Authority sought ownership of the segment of South 22<sup>nd</sup> Street, located within Tamarin Ridge, as a compromise solution to the City of Lincoln's desire to have a public street connection between Tamarin Ridge and Wood Bridge. The transfer of this street segment from the City of Lincoln to the Housing Authority has been on hold since June of last year because a fourth of the street segment is immersed in mud caused by soil erosion from Tamarin Ridge. The Housing Authority is unwilling to accept ownership of this street segment until the mud is removed.

In order to avoid the above problems from occurring again, we are proposing the establishment of an escrow fund or letter of credit with sufficient dollars to pay for the seeding of graded land, which goes undeveloped for any length of time, to install appropriate erosion control and sediment retention measures, if not done so by SouthPointe Christian Church and Lincoln Storage, L.L.C. and to remove any sediment which drains to our property.

3.) We would like to obtain additional information on the proposed lighting for the church parking lot and assurances that it will be directed away from our residential units.

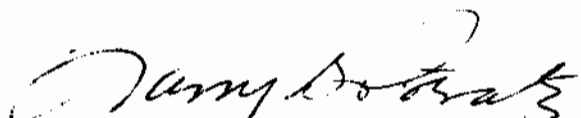
4.) We are excited about the landscaping plan, but are requesting that the landscape screening along Helen Witt Drive be installed in a timely manner, regardless of the church's construction schedule.

As a point of information, we have noted that your planned unit development has been named "Wood Bridge". Please be aware that the name "Wood Bridge" was trademarked in the State of

Nebraska by the Lincoln Housing Authority in 1996 and cannot be used for any of your business or marketing activities.

I hope this information will serve to improve your project and result in it being a good neighbor to Wood Bridge Apartments and Townhomes. If you have any questions about these comments do not hesitate to contact Beverly Fleming of my staff at 434-5557.

Sincerely,



Larry G. Potratz, Secretary,  
Lincoln Civic Housing, Inc., General Partner,  
Wood Bridge Limited Partnership

c: Mr. Kent Thompson  
Pastor Craig Walls  
Brian D. Carstens & Associates  
PNC MultiFamily Capital  
✓ Lincoln-Lancaster County Planning Department  
City of Lincoln Public Works and Utilities Department  
J.B. Dixon, Lower Platte South Natural Resource District